



## CITY OF LODI COUNCIL COMMUNICATION

**AGENDA TITLE:** Approve Staff Recommendation for Preferred Site Selection for the Lodi Surface Water Treatment Facilities

**MEETING DATE:** September 5, 2007

**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** Approve the staff recommendation for the preferred site selection for the Lodi Surface Water Treatment Facilities.

**BACKGROUND INFORMATION:** At the August 15, 2007 Council meeting, staff and the consulting firm, HDR, presented the results of a study that considered five alternative sites for the new Surface Water Treatment Facility (SWTF) with the objective to receive site selection direction from the City Council early in the program. Selecting the preferred site early in the program allows for a focused evaluation of the single site instead of multiple sites.

The five alternative sites (as shown on Exhibit 1) were:

- A – The vacant 13 acres at the west side of Lodi Lake
- B – The General Mills orchard property west of Site A
- C – The “scenic overlook” site at the end of Awani Drive at the Mokelumne River
- D – Along the Woodbridge Irrigation District (WID) Canal, 0.6 miles northwest of the corner of Lower Sacramento Road and Sargent Road (immediately west of the proposed Westside residential development project)
- E – Along the WID canal, just north of Turner Road

The City Council had a number of concerns and questions and directed staff to report back at the September 5, 2007 meeting. Site A is still recommended as the preferred site. The concerns/questions were:

- Would General Mills be willing to sell part of their orchard for the project?
  - City Manager Blair King and Public Works Director Richard Prima met with outgoing General Manager Bob Wheeler, incoming Manager Carson Funderburk and Plant Engineer Jenny Wright to discuss this possibility. They indicated General Mills has kept that property as part of their buffer between their industrial activities (including rail deliveries) and adjacent residential land. They were willing to consider the possibility of selling the property but wanted more information as to noise, etc., that the City facility might generate, and they wanted to visit a similar facility. Staff is working on responding to their requests.
  - At the Council meeting, the Mayor commented that the site would probably cost more than the \$200,000 per acre assumed in the site assessment. Staff does not doubt this is the case but has not proceeded on a formal appraisal. For a rough comparison, the recent appraisal of the City property (3.6 acres) at the end of Awani Drive resulted in a gross value of just under \$330,000 per acre.
- The cost of sites D and E (located westerly of the WID canal and the General Plan limits) is high because of the plan to pipe the raw water from the River to the site. Omitting that cost would make them nearly equal to Sites A and B. Why not take the water out of the canal?

**APPROVED:** \_\_\_\_\_  
Blair King, City Manager

- Both the City's consultants and staff strongly recommended for safety and security reasons that the water not be taken from the canal. In addition, the State Health Services Department (DHS), which regulates our drinking water system and has permit authority over the project, "strongly recommends" that the water be piped. Since the City has not yet submitted the full watershed assessment, DHS has not provided a formal response on this issue, but in conversations with the DHS District Engineer, the State relies heavily on the recommendations of the design professional.
- In addition, these sites are located in agricultural land outside the General Plan boundaries. The City has, in the past, been criticized for placing urban facilities in the County, and staff anticipates similar difficulties for these sites. Locating the site within the General Plan boundary would eliminate Site E (unless we wanted to buy a large part of the Bridgetowne subdivision), and Site D would be within the proposed Westside development, certainly at a cost much higher than considered in the site assessment.
- Utilizing Site A is incompatible with the planned park improvements and would make the rest of the site unusable for Park purposes, and the SWTF project should "pay" for the land.
  - As noted, there is no current master plan for the site, so it is difficult to assess specific losses of potential uses. The proposal for Site A, as conceived by staff and in response to comments from the Parks & Recreation Commission, is:
    - Develop a master site plan for the entire parcel, including the SWTF and park uses
    - Share facilities and improvements as much as possible to be efficient in terms of land usage (such as roadway access, parking, restrooms)
    - Attempt to minimize land needs by locating the raw water pump station at the WID canal
    - Design the facility with site and architectural enhancements to fit with the park. Also, the building elements of the SWTF can be separated such that the more "industrial" components are located near the railroad tracks and the existing substation.
    - Have the SWTF facility itself provide public benefit through development of a viewing/educational multi-purpose room, possibly as a replacement for the aging Discovery Center currently located in the old snack bar at Lodi Lake.
  - Having the project literally pay the General Fund for the site is within the discretion of the City Council. Staff has assumed that the compensation and/or mitigation for park impacts would be in the form of enhanced or additional improvements as part of the SWTF project.

"Next steps" in this project process will be to refine the site layout and the treatment technology (which includes the watershed assessment), geotechnical work, evaluation of environmental considerations, distribution system modification evaluation and phasing/cost estimates. Staff hopes to be ready to start final design in less than eighteen months, in order to have a functioning facility in the 2010/11 time frame.

**FISCAL IMPACT:**

Site A is the recommended site for the Surface Water Treatment Facility and, if selected, could realize a reduced capital expenditure in excess of \$1,000,000 or provide additional public park improvements.

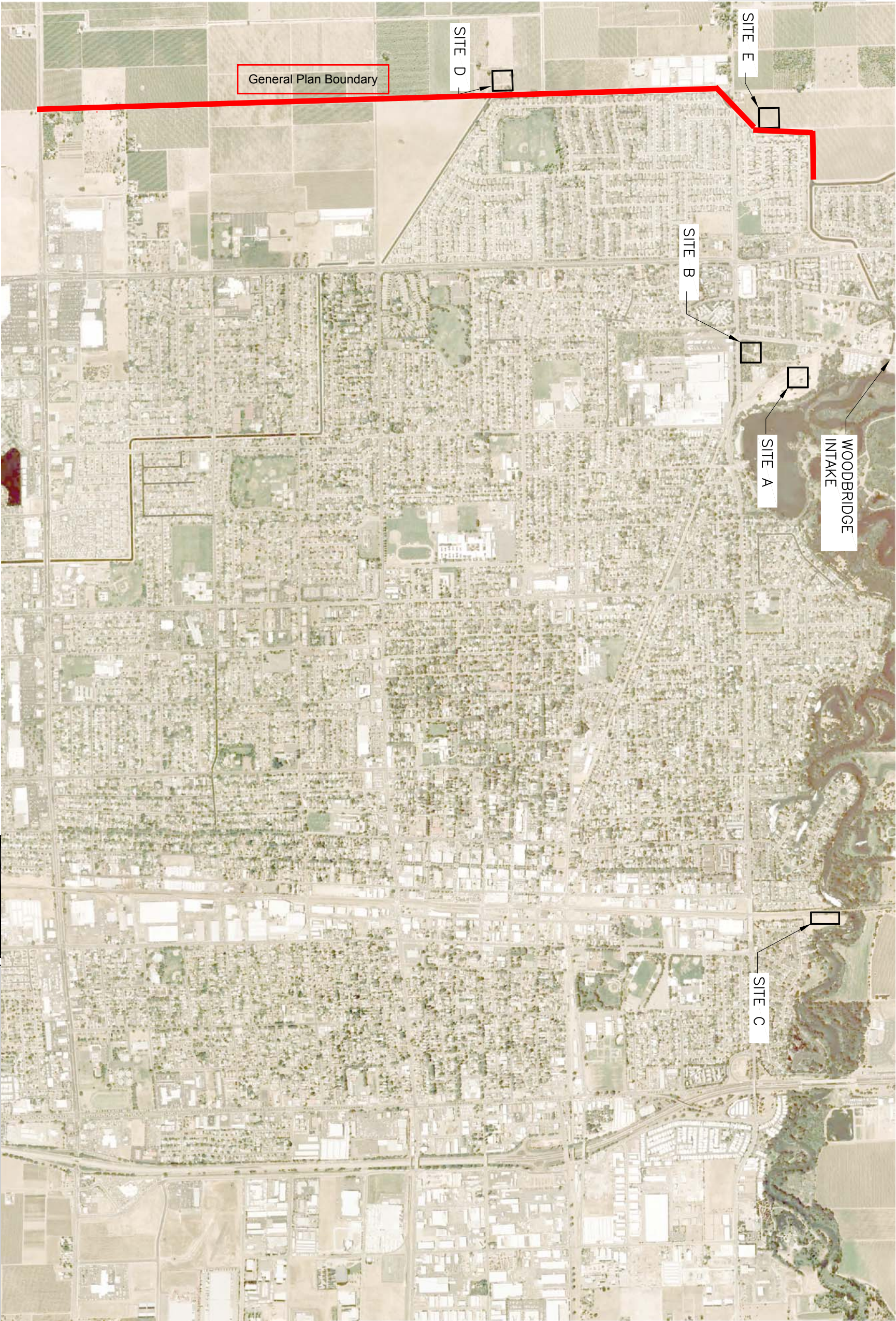
**FUNDING AVAILABLE:**

Not applicable at this time.

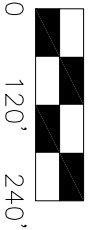
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Richard C. Prima, Jr.  
Public Works Director





1" = 120'



ALTERNATIVE SWTF SITE LOCATIONS

HDR

CITY OF LODI – SURFACE WATER TREATMENT FACILITY

DATE

6/19/07

FIGURE

1